



## **ACCESSORY DWELLING UNITS: WHAT TO KNOW**

City homeowners, who wish create an independent living unit for an aging family member or for extra income, may consider an accessory dwelling unit (ADU). An ADU may be established in owner-occupied homes where either the property owner or ADU occupant is 55 years of age or older and/or has a physical or mental impairment. An ADU must be a complete and independent living unit attached as part of the primary home, but may not exceed 35 percent of the total gross floor area of the principal dwelling unit. The ADU must include a separate kitchen, sleeping and bathroom facilities.

For an ADU, homeowners must obtain:

- Zoning Permit for Residential Accessory Use and Occupancy (Zoning Office, 703.385.7820)
- Business License, if the ADU generates income for the property owner (Commissioner of the Revenue, 703.385.7884)